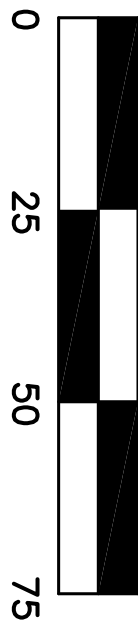
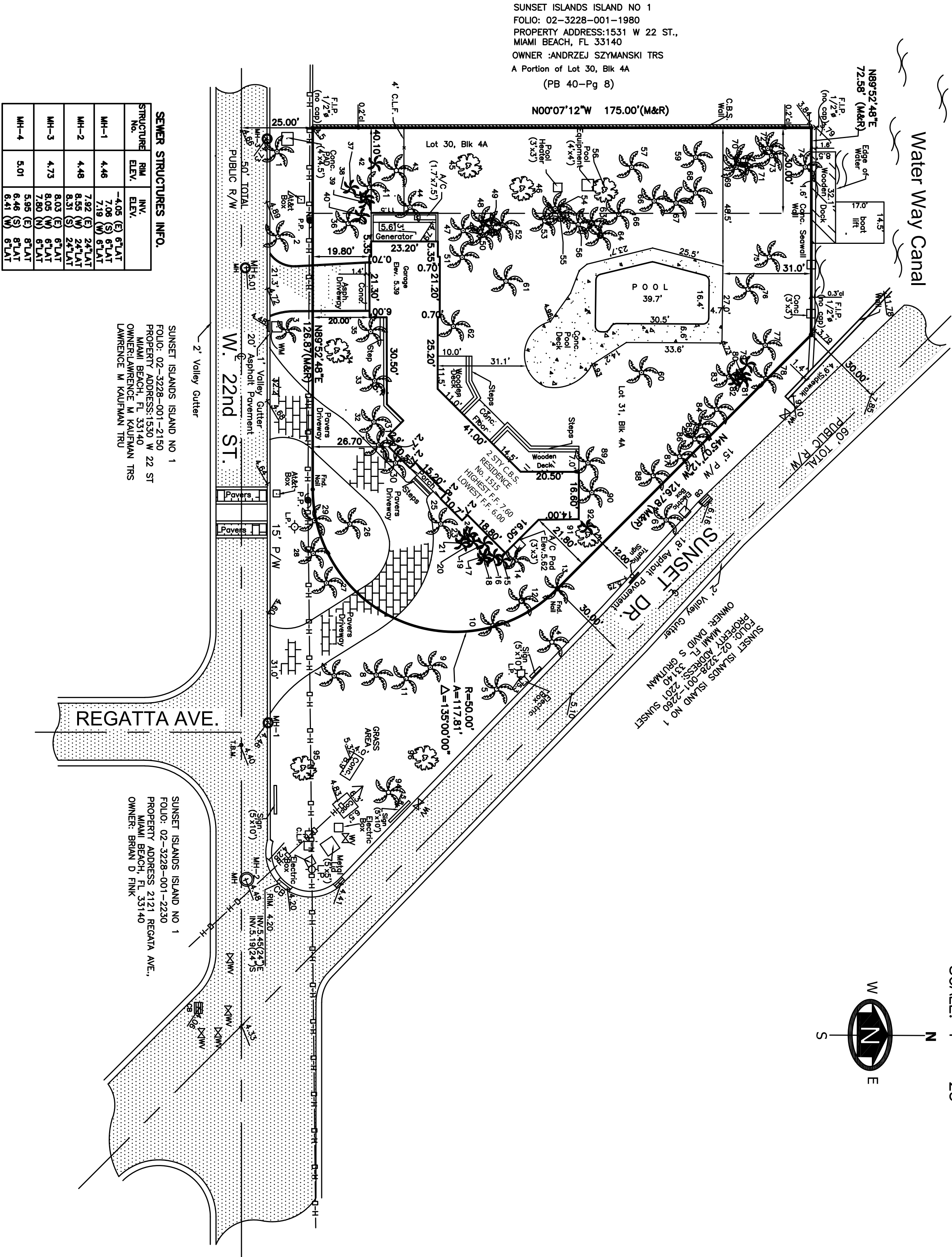


ALTANSPS LAND TITLE SURVEY
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



Water Way Canal



SEWER STRUCTURES INFO.			
STRUCTURE NO.	NO.	NO.	NO.
MM-1	4.46	7.08 (3) 67.1AT	6.41
MM-2	4.46	7.18 (3) 67.1AT	6.41
MM-3	4.73	8.03 (3) 67.1AT	6.41
MM-4	5.01	8.46 (3) 67.1AT	6.41

SUNSET ISLANDS ISLAND NO 1
FOLIO: 02-3228-001-2150
PROPERTY ADDRESS: 1530 W 22 ST
MIAMI BEACH, FL 33140
OWNER: BRUN D'AMMAN TRS
LAWRENCE B. AND AMMAN TRS

SUNSET ISLANDS ISLAND NO 1
FOLIO: 02-3228-001-2230
PROPERTY ADDRESS: 2121 REGATA AVE.
MIAMI BEACH, FL 33140
OWNER: BRUN D'AMMAN TRS

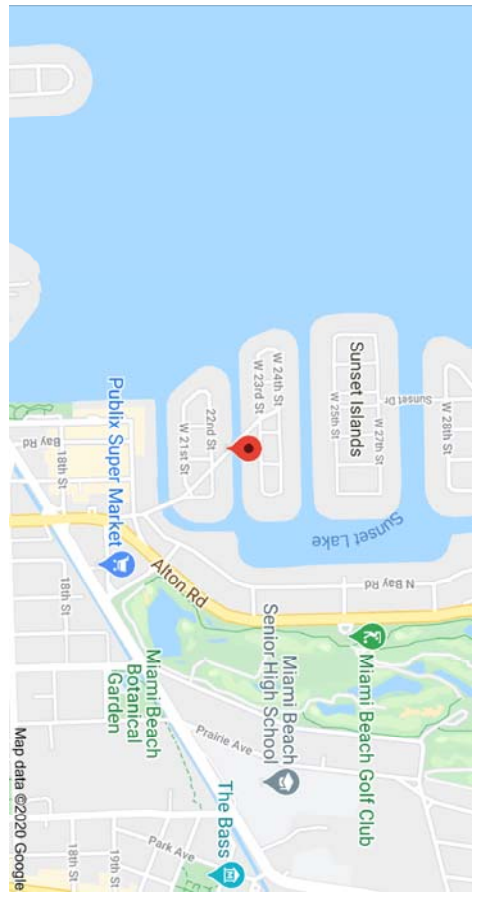
THIS SURVEY IS MADE FOR THE BENEFIT OF:
BRAD AND JAMIE MILLER
FIRST AMERICAN TITLE INSURANCE COMPANY
BILZIN SIMBERG BAENA PRICE & WEINROD LLP

LIBRARY COORDINATES:
WASD Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bull South Telephone Company 1-800-753-0710
City Gas Company (305) 691-0313

TABLE A ITEMS:
6a Primary zone
0800 SGL FAMILY-1701-1900 SQ
7b BUILDING AREA: 2,882 SF
7c BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
16 NO EVIDENCE OF EARTH MOVING WAS OBSERVED
17 NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
18 NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
19 NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

DATE: SEPTEMBER 14, 2020

LOCATION MAP



SITE PHOTO



AERIAL MAP



SURVEY CERTIFICATION:

- The survey reflected by this plat, was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveys and with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016 and meets the Accurate Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains items 1,2,3,4,5,7,8,9,10,13,14,15,16,17,18,19 and 20 of Table A thereto.
- The survey correctly shows the location of all building, structures and other improvements situated on the Premises.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described herein is the same as the property described in First American Title Insurance Company Commitment File No. 1062-4609579 with an effective date of April 8, 2020 at 12:25 P.M., and that all easements, covenants and restrictions referred to in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted herein or otherwise noted as to their effect on the subject property.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.
- Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12086C0317L, with a date of Identification of Sept. 11, 2009, for Community number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The property has direct physical access to W 22nd St, a corridor that runs East West and being a public Street or Highway.
- All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

1. Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:
EAST 30 FEET OF LOT 30, AND ALL LOT 31, IN BLOCK 4A, OF THIRD REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:
① THE PROPERTY DESCRIBED ON THIS SURVEY DOES, LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009, **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
② LAND AREA OF SUBJECT PROPERTY: 25,650 SQ FT (RECORDED); 24,924 SQ FT (C)
③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD)
ELEVATION OF 7.33 FEET
④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF 0.00°07'12"W, BEING THE RECORDED BEARING FOR THE CENTRILINE OF REGATA AVE., AS SHOWN ON PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.
SITE ADDRESS: 1515 W. 22nd ST, MIAMI BEACH, FL 33140
JOB NUMBER: 20-147
DATE OF SURVEY: JANUARY 28, 2020
FOLIO NUMBER: 02-3228-001-1990

WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 59.17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

ED
PINO
12.00224-04-007

DATE: SEPTEMBER 14, 2020

REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

3195 Ponce de Leon Blvd, Suite 200
Fort Lauderdale, FL 33334
Tel: (305) 598-5101
Fax: (305) 598-5101
Web: ASOMIAMI.COM

FOR: BRAD AND JAMIE MILLER	DESIGNED BY: EP	DRAWN BY: D.G.	CHECKED BY: EP
SCALE: 1"=25'	APPROVED BY: EP	FIELD BOOK No.	PAGE No.
DATE: 9/11/20			

ORDER NO.
20-147
SHEET NO.
1